



## Inter Departmental Memorandum

TO: City Council

THROUGH: Marcus D. Jones, City Manager

FROM: George Homewood, AICP, Director of City Planning

COPIES TO: Ronald G. Moore, Sr. Design & Rehabilitation Consultant

SUBJECT: Non Standard Lot Certificate – 609 Georgia Avenue

DATE: February 19, 2016

Attached is a Certificate for a Nonstandard Lot authorizing development of a nonstandard lot consistent with the process authorized by Council in 2009. The approved design has been determined to be consistent with the character of the neighborhood in which it will be located.

Council requested this information be provided whenever development of a nonstandard lot has been authorized at the time the new ordinance was adopted.

### Property Information

|                                    |                       |                           |                  |
|------------------------------------|-----------------------|---------------------------|------------------|
| <b>Location:</b>                   | 609 Georgia Avenue    | <b>Neighborhood:</b>      | Colonial Place   |
| <b>Zoning:</b>                     | R-8                   | <b>Standard Lot Size:</b> | 50 Ft. x 100 Ft. |
| <b>House Type:</b>                 | 2 Story Single Family | <b>Proposed Lot Size:</b> | 25 Ft. x 110 Ft. |
| <b>House Size: (Width x Depth)</b> | 18.83 Ft. x 40 Ft.    | <b>Square Footage:</b>    | 1,610 Sq. Ft.    |

A copy of the Survey and the Front Elevation is included for your review.

For more information, please contact George Homewood, City Planning Director at 664-4747 or Ronald Moore, Sr. Design & Rehabilitation Consultant at 664-6778.

**Office of Housing**  
 Department of Planning and Community Development  
**Development Certification for Non-Standard Lots**

**Applicant Information**

|                               |                                         |                             |                 |
|-------------------------------|-----------------------------------------|-----------------------------|-----------------|
| <b>Applicant Name:</b>        | Georgia Construction                    | <b>Date of Application:</b> | August 25, 2015 |
| <b>Mailing Address:</b>       | 1340 N. Great Neck Road, Suite 1272-354 |                             |                 |
| <b>City, State, Zip Code:</b> | Virginia Beach, VA 23454                |                             |                 |
| <b>Phone Number:</b>          | 757.472.4725                            | <b>E-Mail:</b>              |                 |

**Property Information**

|                             |                       |                           |                    |
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| <b>House Type:</b>          | 2 Story Single Family | <b>Proposed Lot Size:</b> | 25 Feet X 110 Feet |
| <b>Proposed House Size:</b> | 18.10 Feet x 40 Feet  | <b>Square Footage:</b>    | 1610 SF            |

The proposed building plans and elevations for development of the site at 609 Georgia Avenue and located in the Colonial Place neighborhood in Norfolk, Virginia has been determined to be in keeping with the character of the neighborhood using the standards established by City Council in Section 4-0.15 of the Zoning Ordinance, which include but are not limited to location and placement of windows, doors, roof(s), porch (es), columns, driveways, garage(s), and building height.

Please submit three sets of final plans and elevations to the Department of Planning and Community Development to be stamped "approved". After plans have been stamped, two sets of the approved plans will need to be presented to the Building Safety Division for consistency with Building Code requirements and for issuance of the required building permits.

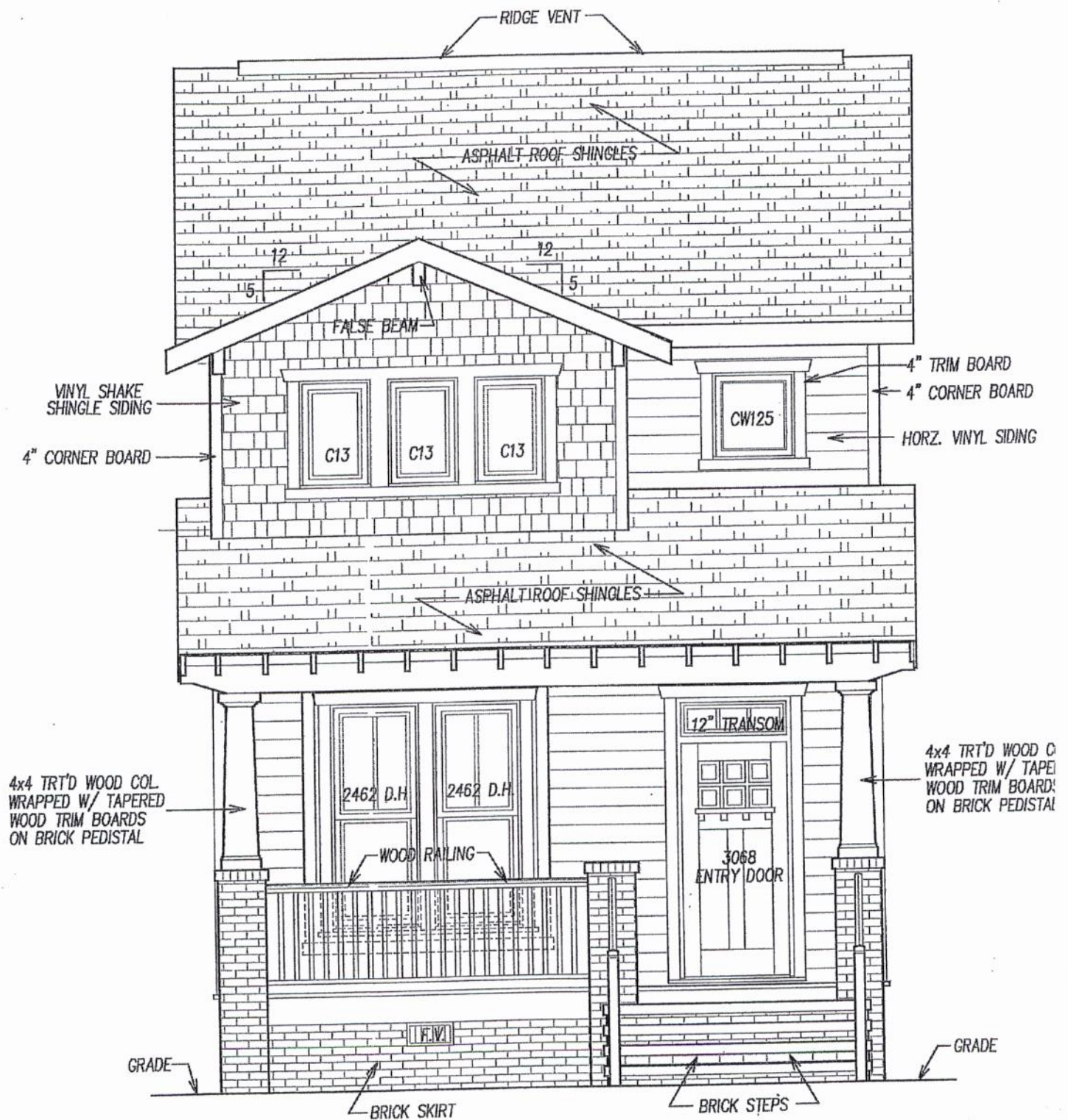


George Homewood, AICP, Director  
City Planning

February 17, 2016  
Date

BC: City Manager's Office  
City Planning Director  
Program Manager  
Building Official





FRONT ELEVATION

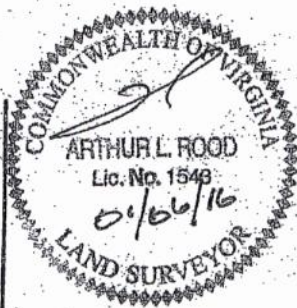
SCALE: 1/4" = 1'-0"



SETBACKS OF EXISTING ADJACENT  
STRUCTURES ALONG GEORGIA AVENUE

| ADDRESS | BUILDING | PORCH  |
|---------|----------|--------|
| 611     | 21.5'    | 19.5'  |
| 615     | 23.0'    | 15.0'  |
| 621     | 21.7'    | 18.0'  |
| 625     | 19.5'    | 13.0'  |
| 627     | 25.5'    | ---    |
| 635     | 23.0'    | 15.0'  |
| 637     | 24.0'    | 15.0'  |
| 639     | 20.3'    | 15.0'  |
| AVERAGE | 22.31'   | 15.78' |

NEWPORT AVENUE (60')



NOTE:  
BUILDING SETBACKS SHOWN  
PENDING CITY APPROVAL FOR  
NON-CONFORMING LOT SIZE.

BUILDING LINE AS SHOWN  
ON RECORDED PLAT

SITE PLAN  
OF  
LOT 6, BLOCK 51  
COLONIAL PLACE  
NORFOLK, VIRGINIA  
FOR  
GEORGIU CONSTRUCTION

NOTE:  
BUILDING TO HAVE GUTTERS AND ROOF DRAINS.  
ROOF DRAINS TO DRAIN TOWARD GEORGIA  
AVENUE AND NOT ALLOW ROOF DRAINAGE TO  
FLOW ONTO ADJOINING OWNERS.

GRANITE CURB

GEORGIA AVENUE (60')

T.B.M.  
TOP OF CURB  
EL=7.69

LEGEND:

- 10.0 EXIST. SPOT ELEVATION
- 12.5 PROPOSED ELEVATION
- PROG. DIRECTION OF FLOW
- BENCH MARK
- EXISTING FENCE
- EXISTING TREE



**ROOD**  
LAND SURVEYING, P.C.

5737 BARTEE STREET  
NORFOLK, VA. 23502

TEL: (757) 466-1111  
FAX: (757) 466-9384

PLAT/DEED REFERENCE:

M.B. 4, P. 36 (Norfolk)

GRAPHIC SCALE



SCALE: 1"=20'

DRAWN BY: W.W.L.

DATE: 01/04/2016

SHEET 1 OF 5

F.B.T-121 PG. 9-10